



Paradise Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

Date: Tuesday September 29, 2015
Time: 7:00 P. M.
Location: Paradise Community Center, 4775 McLeod Drive, Las Vegas, NV 89121

Paradise Community Center is accessible to individuals with disabilities. With forty - eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

POSTING LOCATIONS:

Paradise Community Center; 4775 S. McLeod
Clark County Library – 1401 E. Flamingo Road
Sunset Park - 2601 E. Sunset Road
Fire Station 38 - 1755 Silver Hawk Ave
Maureen Helm - Secretary – (702) 606-0747

BOARD MEMBERS:

John S. Williams - Chair
Robert Orgill- Vice Chair
Susan Philipp
Bart Donovan
Roger Smith

Internet Address: WWW.CLARKCOUNTYNV.GOV

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Procedures & Conduct
 - a. Conformance with the Open Meeting Law
 - b. Conduct: Please turn off or mute all cell phones & other electronic devices. Please take all private conversations outside the room
 - c. Meeting Guidelines
 - d. County Staff Introductions, Announcements & Presentations:
- V. Regular Business
 - a. Approval of Agenda for September 29, 2015 - including any deletions or corrections
 - b. Approval of Minutes of September 8, 2015.

VI. Public Comment - This is a period devoted to comments by the general public about items on this agenda. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address and please spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.

VII. PLANNING & ZONING Action to be taken on the following applications:

BOARD OF COUNTY COMMISSIONERS
STEVE SISOLAK, Chair • LAWRENCE L. BROWN, III, Vice-Chair
SUSAN BRAGER • TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DON BURNETTE, County Manager

1. **UC-0446-13 (AR-0065-15) – SUPER INDUSTRIAL PARK, LLC: (3585 W. Diablo Dr.)**
AMENDED USE PERMIT FIRST APPLICATION FOR REVIEW for a recreational facility (indoor sports facility) with accessory commercial uses.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing industrial building.
WAIVER OF CONDITIONS of a use permit requiring hours of operation to be 5:00 p.m. to 1:00 a.m. Monday through Friday and 12:00 p.m. to 1:00 a.m. on Saturday and Sunday (previously not notified) in conjunction with an existing industrial building on 2.5 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Procyon Street (alignment) and Diablo Drive (alignment) within Paradise. SS/co/ml (For possible action) **PC 10/20/15**

2. **UC-0575-15 – 3707 EAST FLAMINGO, LLC: (3707 E. Flamingo Rd.)**
USE PERMIT for a proposed food cart not located within an enclosed building.
DESIGN REVIEW for a food cart within the parking lot area of an existing vehicle maintenance facility on 0.4 acres in a C-1 (Local Business) Zone. Generally located on the south side of Flamingo Road, 200 feet west of Sandhill Road within Paradise. CG/gc/ml (For possible action) **PC 10/20/15**

3. **UC-0579-15 – WARM SPRINGS PLAZA, LLC: (7380 S. Eastern Ave.)**
USE PERMIT to reduce the separation from a proposed on-premises consumption of alcohol establishment (supper club) to a residential use in conjunction with an existing shopping center on 6.4 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Eastern Avenue and the south side of Warm Springs Road within Paradise. MBS/gc/ml (For possible action) **PC 10/20/15**

4. **UC-0597-15 – BRE/HC LAS VEGAS PROPERTY HOLDINGS, LLC, ET AL: (325 Hughes Center Dr.)**
USE PERMITS for the following: 1) retail sales; 2) restaurants; 3) offices uses; and 4) personal services within a proposed retail center in conjunction with the existing Howard Hughes office/retail center.
WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping adjacent to an arterial street (Flamingo Road).
DESIGN REVIEW for a proposed retail center on 3.2 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Howard Hughes Parkway and Flamingo Road within Paradise. CG/al/ml (For possible action) **PC 10/20/15**

5. **UC-0600-15 – TROCAM, LLC & TROCAM HOLDINGS, LLC: (4650 W. Tropicana Ave.)**
USE PERMIT for a proposed food cart not located within an enclosed building.
DESIGN REVIEW for a food cart within an existing commercial center on 5.6 acres in a C-2 (General Commercial) Zone and an H-1 (Limited Resort and Apartment) Zone in the MUD-2 Overlay District. Generally located on the north side of Tropicana Avenue and the west side of Cameron Street within Paradise. SS/gc/ml (For possible action) **PC 10/20/15**

6. **WS-0563-15 – N & S, LLC: (9260 E. Eastern Ave.)**
WAIVER OF DEVELOPMENT STANDARDS to allow a proposed electronic message unit in conjunction with a monument sign.
DESIGN REVIEW for a proposed electronic message unit on an existing monument sign in conjunction with an existing convenience store and car wash on a portion of 1.0 acre in a C-1 (Local Business) Zone. Generally located on the east side of Eastern Avenue and the north side of Serene Avenue within Paradise. MBS/dg/ml (For possible action) **PC 10/20/15**

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7. **WS-0571-15 – PARAGON LIFE SERIES 1, LLC: (2847 Gables Vale Ct.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** allow a wall in the front yard in conjunction with a proposed single family residence on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Gables Vale Court, 360 feet west of McLeod Drive within Paradise. CG/jt/ml (For possible action) **PC 10/20/15**
8. **UC-0125-14 (AR-0068-15) - IP PARTNERS SPE, LLC: (3791 S. Las Vegas Blvd.)**
USE PERMIT FIRST APPLICATION FOR REVIEW of retail sales/display (ticket sales and restaurant reservations).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow retail uses (ticket sales and restaurant reservations) not within a permanent enclosed building; **2)** reduced setbacks; and **3)** allow a roof sign.
DESIGN REVIEW for an existing outdoor sales structure/booth in conjunction with an existing shopping center (Showcase Mall) on 0.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 500 feet north of Tropicana Avenue within Paradise. MBS/co/ml (For possible action) **BCC 10/21/15**
9. **UC-0772-07 (ET-0071-15) – RJP LV, LLC: (3686 Highland Dr.)**
USE PERMITS FOURTH EXTENSION OF TIME to commence the following: **1)** an expansion/enlargement of the Gaming Enterprise District; **2)** a resort hotel/casino consisting of 312 hotel rooms; **3)** 1,150 resort condominiums; **4)** public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, entertainment, offices, convention and back-of-house areas, and parking structures; **5)** increase the height of the high-rise towers; **6)** associated accessory and incidental commercial uses, buildings, and structures; **7)** allow a high impact project; and **8)** deviations from development standards.
DEVIATIONS for the following: **1)** reduced on-site parking; **2)** encroachment into airspace; and **3)** all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: **1)** a resort hotel/casino with high-rise towers including kitchens in the units; and **2)** all other accessory and incidental buildings and structures on 6.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Highland Drive between Polaris Avenue and Cinder Lane within Paradise. SB/co/ml (For possible action) **BCC 10/21/15**
10. **UC-0576-15 – FASHION SHOW MALL, LLC: (3200 S. Las Vegas Blvd.)**
USE PERMIT for proposed sporting goods sales (firearms) in conjunction with a sporting goods store (Dick's Sporting Goods) within an existing shopping center (Fashion Show Mall) on a portion of 42.8 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Spring Mountain Road within Paradise. CG/jt/ml (For possible action) **BCC 10/21/15**

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- VIII. Correspondence:
- IX. General Business: Items for discussion:
a. Board to review, make any changes and approve the 2016 TAB calendar.
- X. Public Input – Community Concerns (Issues or concerns within the community) Comments by the General Public & Discussion: No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda. Comments will be limited to 3 minutes.
- XI. NEXT MEETING: **October 13, 2015**
- XII. ADJOURNMENT:

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